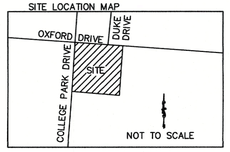
FILED FOR RECORD, BOONE COUNTY, MISSOURI
NORA DIETZEL, RECORDER OF DEEDS

SITE LOCATION MAP



SEVENTH–DAY SUBDIVISION

A MINOR SUBDIVISION
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15,
TOWNSHIP 48 NORTH, RANGE 13 WEST
SUBMITTED DATE: JANUARY 25, 2022

LEGEND

F	FOUND
S	SET 5/8" ROD WITH CAP BRUSH AND ASSOC. LC 321
R	RECORD
(9–32)	BOOK AND PAGE OF RECORDED DOCUMENT
M	MEASURED
POB	POINT OF BEGINNING
–x–	FENCE
℄	CENTER LINE
R/W	RIGHT–OF–WAY
◎	SURVEY MONUMENT
△	FOUND RIGHT–OF–WAY MARKER
POB	POINT OF BEGINNING

SCALE 1"= 20'
0 10' 20' 40'

DATE: JANUARY 17, 2022

SURVEY FOR: THE MISSOURI CONFERENCE ASSOCIATION OF SEVENTH–DAY ADVENTIST

PROPERTY CLASSIFICATION: THIS SURVEY CONFORMS TO TYPE URBAN ACCURACY STANDARD 2 CSR 90–60.040

REFERENCE BEARING: GRID NORTH AS PER GPS OBSERVATION USING THE MODOT VRS NETWORK

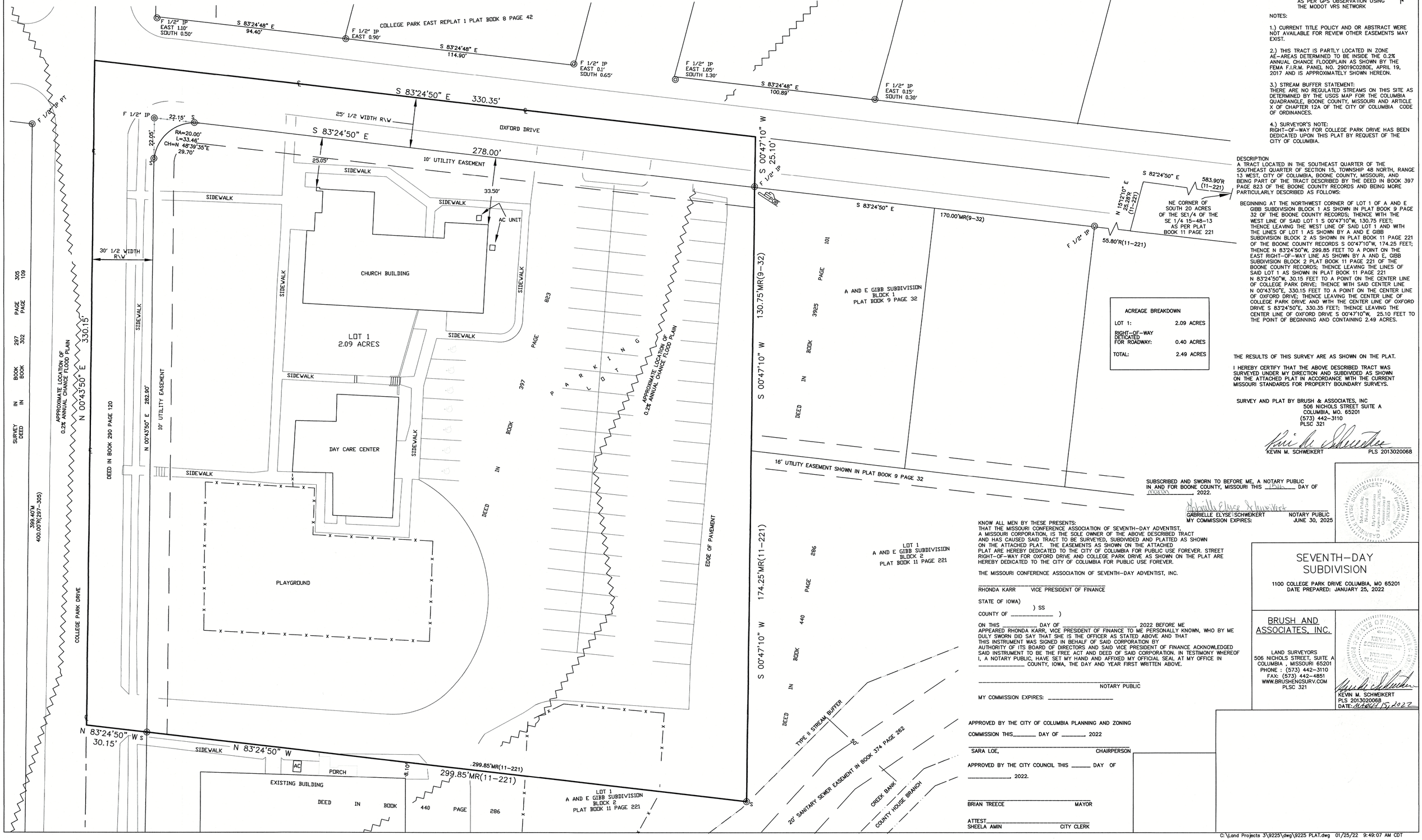
NOTES:

1.) CURRENT TITLE POLICY AND OR ABSTRACT WERE NOT AVAILABLE FOR REVIEW OTHER EASEMENTS MAY EXIST.

2.) THIS TRACT IS PARTLY LOCATED IN ZONE AE–AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE FEMA F.I.R.M. PANEL NO. 29019C0280E, APRIL 19, 2017 AND IS APPROXIMATELY SHOWN HEREON.

3.) STREAM BUFFER STATEMENT:
THERE ARE NO REGULATED STREAMS ON THIS SITE AS DETERMINED BY THE USGS MAP FOR THE COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

4.) SURVEYOR'S NOTE:
RIGHT–OF–WAY FOR COLLEGE PARK DRIVE HAS BEEN DEDICATED UPON THIS PLAT BY REQUEST OF THE CITY OF COLUMBIA.



ACREAGE BREAKDOWN

LOT 1:	2.09 ACRES
RIGHT–OF–WAY DEDICATED FOR ROADWAY:	0.40 ACRES
TOTAL:	2.49 ACRES

DESCRIPTION

A TRACT LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING PART OF THE TRACT DESCRIBED BY THE DEED IN BOOK 397 PAGE 823 OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF A AND E GIBB SUBDIVISION BLOCK 1 AS SHOWN IN PLAT BOOK 9 PAGE 32 OF THE BOONE COUNTY RECORDS; THENCE WITH THE WEST LINE OF SAID LOT 1 S 00°47'10"W, 130.75 FEET; THENCE LEAVING THE WEST LINE OF SAID LOT 1 AND WITH THE LINES OF LOT 1 AS SHOWN BY A AND E GIBB SUBDIVISION BLOCK 2 AS SHOWN IN PLAT BOOK 11 PAGE 221 OF THE BOONE COUNTY RECORDS S 00°47'10"W, 174.25 FEET; THENCE N 83°24'50"W, 299.85 FEET TO A POINT ON THE EAST RIGHT–OF–WAY LINE AS SHOWN BY A AND E, GIBB SUBDIVISION BLOCK 2 PLAT BOOK 11 PAGE 221 OF THE BOONE COUNTY RECORDS; THENCE LEAVING THE LINES OF SAID LOT 1 AS SHOWN IN PLAT BOOK 11 PAGE 221 N 83°24'50"W, 30.15 FEET TO A POINT ON THE CENTER LINE OF COLLEGE PARK DRIVE; THENCE WITH SAID CENTER LINE N 00°43'50"E, 330.15 FEET TO A POINT ON THE CENTER LINE OF OXFORD DRIVE; THENCE LEAVING THE CENTER LINE OF COLLEGE PARK DRIVE AND WITH THE CENTER LINE OF OXFORD DRIVE S 83°24'50"E, 330.35 FEET; THENCE LEAVING THE CENTER LINE OF OXFORD DRIVE S 00°47'10"W, 25.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.49 ACRES.

THE RESULTS OF THIS SURVEY ARE AS SHOWN ON THE PLAT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECTION AND SUBDIVIDED AS SHOWN ON THE ATTACHED PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY BRUSH & ASSOCIATES, INC
506 NICHOLS STREET SUITE A
COLUMBIA, MO. 65201
(573) 442–3110
PLSC 321

KEVIN M. SCHWEIKERT PLS 2013020068

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC IN AND FOR BOONE COUNTY, MISSOURI THIS 15th DAY OF January, 2022.

GABRIELLE ELYSE SCHWEIKERT NOTARY PUBLIC
MY COMMISSION EXPIRES: JUNE 30, 2025

KNOW ALL MEN BY THESE PRESENTS:
THAT THE MISSOURI CONFERENCE ASSOCIATION OF SEVENTH–DAY ADVENTIST, A MISSOURI CORPORATION, IS THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT AND HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN ON THE ATTACHED PLAT. THE EASEMENTS AS SHOWN ON THE ATTACHED PLAT ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER. STREET RIGHT–OF–WAY FOR OXFORD DRIVE AND COLLEGE PARK DRIVE AS SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

THE MISSOURI CONFERENCE ASSOCIATION OF SEVENTH–DAY ADVENTIST, INC.

RHONDA KARR VICE PRESIDENT OF FINANCE

STATE OF IOWA)
) SS
COUNTY OF _____)

ON THIS _____ DAY OF _____ 2022 BEFORE ME APPEARED RHONDA KARR, VICE PRESIDENT OF FINANCE TO ME PERSONALLY KNOWN, WHO BY ME DULY SWORN DID SAY THAT SHE IS THE OFFICER AS STATED ABOVE AND THAT THIS INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND SAID VICE PRESIDENT OF FINANCE ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION. IN TESTIMONY WHEREOF I, A NOTARY PUBLIC, HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN _____ COUNTY, IOWA, THE DAY AND YEAR FIRST WRITTEN ABOVE.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS_____ DAY OF _____, 2022

_____
SARA LOE, CHAIRPERSON

APPROVED BY THE CITY COUNCIL THIS _____ DAY OF _____, 2022.

_____
BRIAN TREECE MAYOR

ATTEST:_____
SHEELA AMIN CITY CLERK

SEVENTH–DAY SUBDIVISION

1100 COLLEGE PARK DRIVE COLUMBIA, MO 65201
DATE PREPARED: JANUARY 25, 2022

BRUSH AND ASSOCIATES, INC.

LAND SURVEYORS
506 NICHOLS STREET, SUITE A
COLUMBIA , MISSOURI 65201
PHONE : (573) 442–3110
FAX: (573) 442–4851
WWW.BRUSHENGSURV.COM
PLSC 321

KEVIN M. SCHWEIKERT
PLS 2013020068
DATE: January 15, 2022

C:\Land Projects 3\9225\dwg\9225 PLAT.dwg 01/25/22 9:49:07 AM CDT